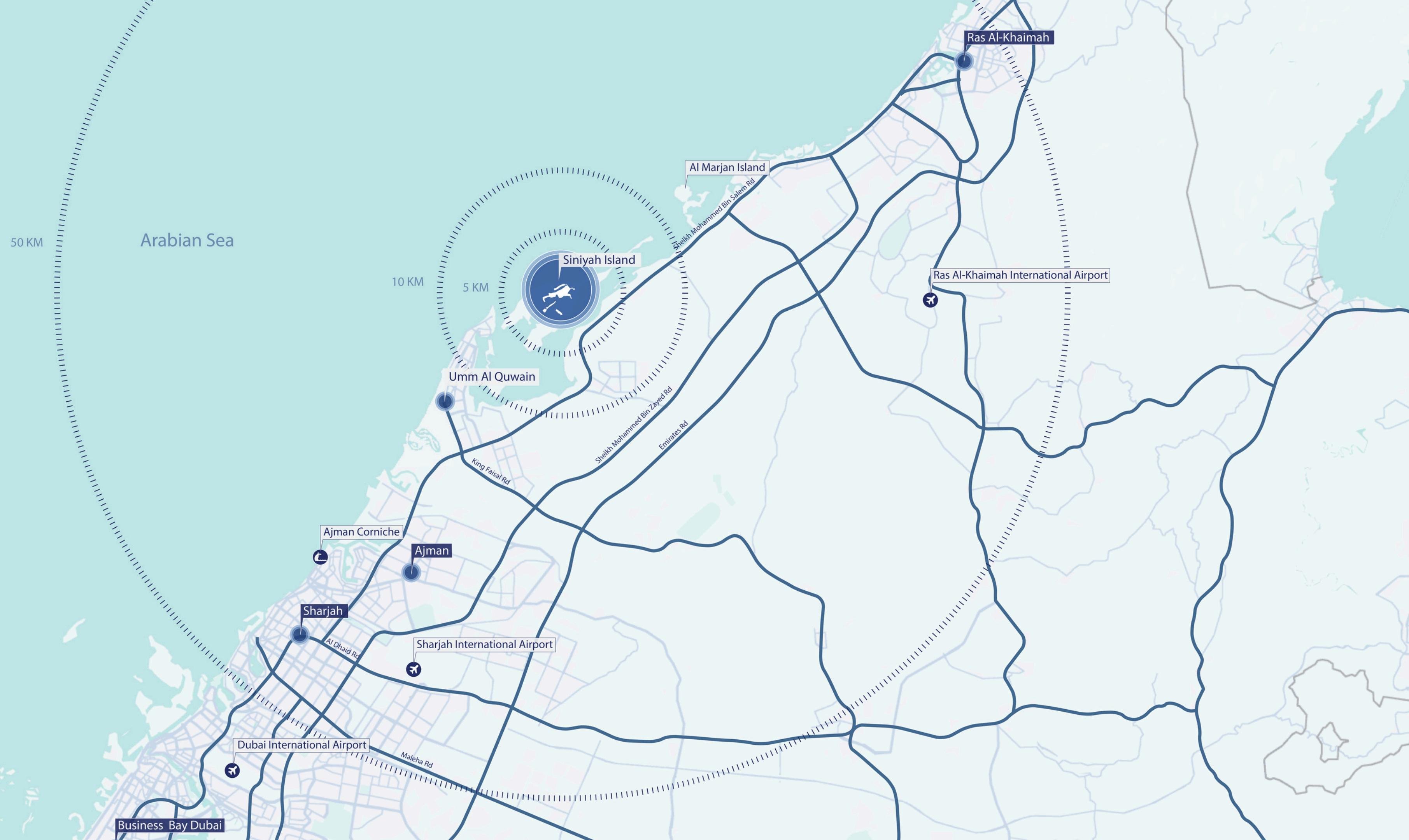


Al Siniya Island



SOBHA
REALTY





Villas and Apartments



- **Luxury Living:** High-end villas and apartments designed with modern aesthetics.
- **Spacious Designs:** Various layouts available to suit different lifestyle needs.
- **Scenic Views:** Properties offer stunning views of the surrounding landscapes and waterfront.
- **Exclusive Amenities:** Access to premium amenities such as pools, gyms, and recreational areas.
- **Community Focus:** Emphasis on creating a vibrant, family-friendly environment.
- **Sustainability:** Incorporation of eco-friendly practices in architecture and landscaping.
- **Investment Opportunity:** Attractive for both residents and investors seeking luxury real estate.

Location

- **60 min** to Downtown Dubai
- **50 min** to DXB international airport
- **20 min** to Marjan Island/Wynn Casino island
- **15 min** to Umm Al Quwain corniche

Key Points

- The Al Sinnayah island is located off the coast of Umm Al Quwain, with straight connectivity to the E11- Al Ittihad highway
- **350** Ultra luxury villas
- **5000** apartments
- **6km** long beach for the ultimate waterfront living experiences
- **2** luxury resorts
- Every villa gets waterfront access
- Private Yatch and Jetski docking yard
- Exclusive golf course
- **27%** open area and green spaces
- The island has historical significance and is a nature preserve
- The island features a unique design in the shape of a falcon, as an ode to the national bird of the UAE



Features and Amenities:

- Exclusive golf course with 18 hole and golf club
- Pedestrian Bridge
- Walk along shopping and fiesta market
- Luxury boat tours for residence
- Community Mall
- Luxury beach club
- Freshwater lagoons, coves etc.
- Multiple clubhouses
- Private dock yard for your boat, Jetski and yachts
- Helicopter concierge and launch pads
- Yacht club and more...

Completion

- December 2027













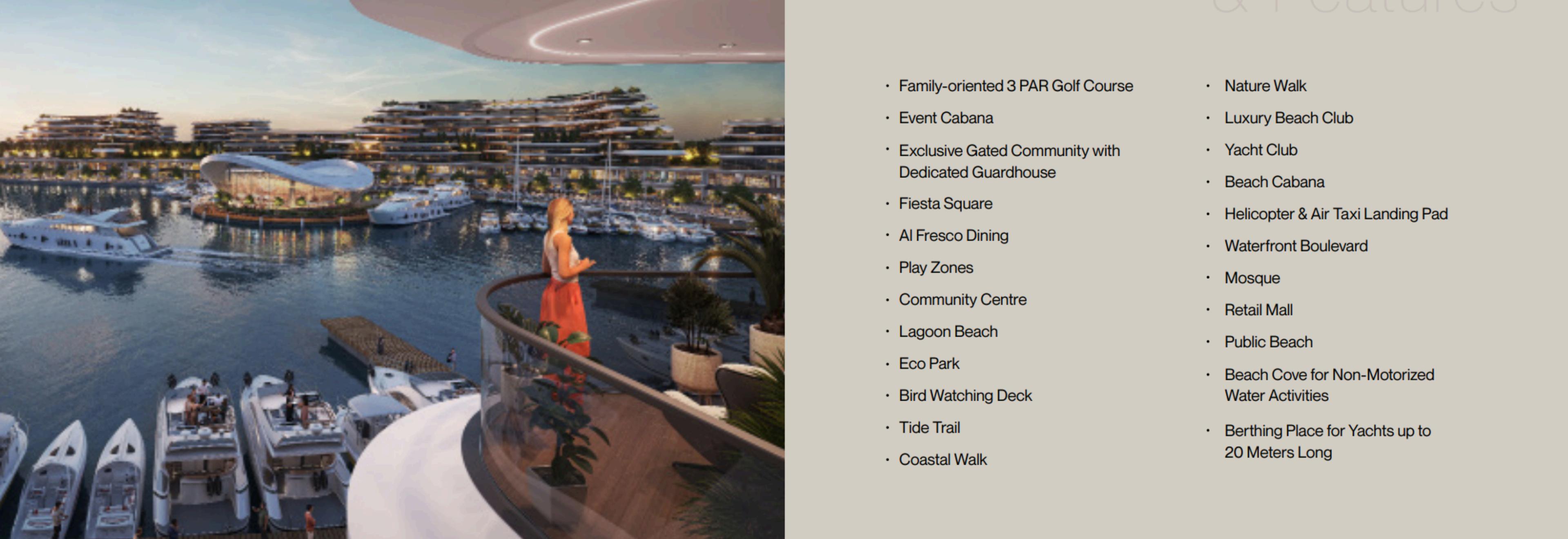






Clubhouse Amenities

- Reception and Entrance Lobby
- Library Lounge
- Gym
- Health Club with Steam and Sauna
- Multipurpose Hall
- Indoor Games Area
- Business Lounge and Meeting Space
- Café Lounge
- Squash Court
- Swimming Pool
- Barbecue Area
- Paddle Court



Masterplan Amenities

- Family-oriented 3 PAR Golf Course
- Event Cabana
- Exclusive Gated Community with Dedicated Guardhouse
- Fiesta Square
- Al Fresco Dining
- Play Zones
- Community Centre
- Lagoon Beach
- Eco Park
- Bird Watching Deck
- Tide Trail
- Coastal Walk
- Nature Walk
- Luxury Beach Club
- Yacht Club
- Beach Cabana
- Helicopter & Air Taxi Landing Pad
- Waterfront Boulevard
- Mosque
- Retail Mall
- Public Beach
- Beach Cove for Non-Motorized Water Activities
- Berthing Place for Yachts up to 20 Meters Long

